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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 6, 2018

SUBJECT: A. GP18-05, LIV GILBERT CROSSROADS: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 19.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) TO RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATION.

B. Z18-06, LIV GILBERT CROSSROADS: REQUEST TO REZONE APPROXIMATELY 19.6 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) ZONING DISTRICT TO MULTI-FAMILY MEDIUM (MF/M) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

The proposed general plan amendment and rezoning would allow for multi-family residential development within a currently undeveloped property.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP18-05, Liv Gilbert Crossroads, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z18-06 Liv Gilbert Crossroads, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Burch & Cracchiolo PA
Name: Ed Bull
Address: 702 E. Osborn Rd. #200
Phoenix, AZ 85014
Phone: 602-234-9913
Email: ebull@bcattorneys.com

Company: RG Germann, LLC
Name: Mark Singerman
Address: 500 Juniper Dr. #300
Chandler, AZ 85226
Phone: 623-930-9913
Email: msingerman@rockgrp.com

DISCUSSION

Overview

The subject site is currently an undeveloped 19.6 acre parcel within the Town of Gilbert. The applicant is requesting a change to the existing General Plan land use classification and associated rezoning from Business Park (BP) to Residential > 14-25 DU/ Acre land use designation and associated rezoning to Multi-Family/ Medium (MF/M) with a PAD for overall site layout and design, ingress/ egress and associated modifications. The proposed modifications relate to landscape setbacks on private streets, site screen and separation wall heights and as well as clarify building step-back requirements for a potential 3-story buildings with a minimum of 130' from existing single family residential uses within the City of Chandler to the south. The 19.6 acre site is located within the Gilbert 202 Growth Area as well as the Vertical Development Overlay Zoning District (Area 5).

History

Date	Description
<i>September 25, 2007</i>	Town Council approved A07-39 (Ordinance No. 2020), annexing approximately 53 acres including the subject site.
<i>October 20, 2009</i>	Town Council approved Z09-08 (Ordinance No. 2257), rezoning approximately 46 acres including the subject site from Maricopa County Rural 43 to Town of Gilbert Business Park (BP).
<i>November 12, 2009</i>	The Design Review Board approved DR09-21, for the Rockefeller Group Gilbert Crossroads project consisting of 6 office buildings on approximately 44 acres, including the subject site.
<i>April 4, 2018</i>	The Planning Commission discussed the subject requests, GP18-05 and Z18-06 for the Liv Gilbert Crossroads proposal as a study session item.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Business Park (BP)	Business Park (BP)	Undeveloped (Proposed LI under Z18-05)
South	City of Chandler – Single Family Residential	City of Chandler - Single Family Residential PAD	Existing single family residential subdivision (7,800 sq. ft. parcels, typical)
East	Business Park (BP)	Business Park (BP)	Undeveloped
West	Business Park (BP)	Business Park (BP PAD)	Undeveloped
Site	Business Park (BP)	Business Park (BP)	Undeveloped

Project Data Table

Site Development Regulations	Required per LDC Multi-Family/ Medium (MF/M)	Proposed Development for Liv Gilbert Crossroads (Z18-06) MF/M PAD
Minimum Parcel Area (sq. ft.)	20,000 sq. ft.	19.6 acres (853,776 sq. ft.)
Minimum Net Land Area per Unit (sq. ft.)	1,750 sq. ft.	2,335 sq. ft.
Maximum Net Land Area per Unit (sq. ft.)	3,100 sq. ft.	2,335 sq. ft.
Maximum Building Height (ft.)	40'	40'
Minimum Building Setbacks:		
Front – (north)	30'	24' (measured from property line)
Side - Street (west)	30'	30'
Side – Non-residential (east)	20'	70' - 90' (approx. as shown)
Rear – Residential (south)	30'	49' (1-story building) 130' (2 & 3-story buildings)
Minimum Required Perimeter Landscape Area:		
Front – (north)	20'	10' (minimum) measured from back of curb
Side - Street (west)	20'	30'
Side – Non-residential (east)	20'	20'
Rear – Residential (south)	20'	49'
Separation between Buildings (ft.) – 1-story/ 2-story/ 3-story	20'	20'
Common Open Space (minimum)	40% of net site	Approximately 47.5% of net site
Building Step-back: (LDC 2.204.A.2)	10' at 3 rd floor	No Step-back: 3-story buildings with a minimum setback of 130' from residential uses
Minimum Height of Solid	8' high	1) North Property Line: 3'-4' high

Separation Fence (LDC – 4.109.A.2)		solid screen wall with 3' of view fencing (proposed) 2) East Property Line: 6' high solid screen wall (proposed) 3) South Property Line: 6' high solid screen wall (existing)
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GENERAL PLAN

The 19.6 acre subject site is currently designated for Business Park (BP) land uses. The applicant is requesting a change to Residential > 14-25 DU/ Acre land use designation. The subject site is located within the Gilbert 202 Growth Area, which identifies areas that are particularly suitable for multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. The Gilbert 202 Growth Area has a primary focus on general office, business park and industrial uses that have a need for quick freeway access or proximity to other surrounding employment uses. Staff notes that the proposed land use change from BP to Residential > 14-25 DU/ Acre to allow multi-family residential uses would be a departure from the current land use designation and previously anticipated employment uses envisioned for this area.

Staff does support adding a multi-family component to an employment area to provide nearby housing. Gilbert's significant employment along the 202 freeway from Gilbert Road to Val Vista is well over 2 square miles of existing and planned employment and commercial uses. The nearest multi-family use to the proposed site is 1.5 miles to the east. The addition of a multi-family use within this large employment area and growth area is compatible with elements of the General Plan:

- Land Use and Growth Areas – Deliver a mix of synergistic land uses that are appropriately located to promote employment opportunities while enhancing Gilbert's quality of life.
- Policy 1.1 Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.
- Policy 1.3 Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.
- Goal 4.0 – Provide a diversity of quality housing types for a variety of lifestyles.
- Policy 3.1 – Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.
- Policy 3.2 Encourage master planned communities with an appropriate commercial, business park, industrial and mixed-use employment centers within large scale residential areas that reduce automobile trips by encouraging walking, biking and other alternative means of transportation and thus improving air quality. Encourage site designs that minimize the number of conflict points (vehicular/pedestrian/bicycle).
- Policy 6.2 Provide a mix of land uses within each growth area including varied housing types and densities, employment opportunities and access to retail and commercial centers.
- Policy 5.2 Locate business parks and light industrial uses near arterial/freeway intersections to reduce truck traffic in residential neighborhoods.

- Promote the continued development of a central employment spine along the Loop 202.
- Policy 7.1 Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.
- Policy 4.2 Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods.

The Gilbert Chamber of Commerce has provided a letter of general support (attached) to the requests of GP18-05 and Z18-06, dated May 24, 2018. The letter notes that the preference would be to have the Light Industrial uses (requested under GP18-04 and Z18-05), located to the north of the subject site be constructed/ developed prior to the development of the proposed multi-family uses but the combination of land uses, developing as proposed would provide an economic benefit and are generally supported by the Gilbert Chamber of Commerce.

Staff is supportive of the proposed general plan amendment under GP18-05.

REZONING

The applicant is requesting a change in zoning for the 19.6 acre subject site generally located south of the southeast corner of Mustang Drive and Germann Road from Business Park (BP) zoning district to Multi-Family/ Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay to modify minimum landscape setbacks from private streets, as well as separation and screen wall requirements adjacent to anticipated private streets on the subject site. The applicant notes the deviations requested are due to a pending General Plan Amendment and Rezoning (GP18-04 & Z18-05) requested on the 27.6 acre site directly to the north and would be necessary to provide a cohesive design with shared pedestrian and vehicular connections between the two parcels. Based on the proposed site design shown on the proposed Development Plan, the anticipated development to the north for light industrial uses, and the proposed use of the private streets to the north and northeastern property boundaries for emergency and secondary egress, staff finds the proposed deviations would be justifiable to create a more cohesive development and to help integrate the proposed residential and non-residential uses.

The proposed gross density of the subject site is demonstrated at 18.16 DU/ Acre (356 livable units/ 19.6 gross acres). The conceptual design for the 19.6 acre MF/M subject site shown on the Development Plan would consist of approximately 31 total residential buildings ranging from one-story garage structures, two and three-story multi-family apartment buildings, and a clubhouse building with three large amenity areas and associated pedestrian walkways located throughout the site as well as providing connections to surrounding development and roadways to the north and west.

Primary access for the subject site would be via a private drive located along the northwestern portion that would take direct access from the proposed Mustang Drive full motion access point, but there will be no direct vehicular access from Mustang Drive into the multi-family community. An emergency and secondary egress point for residents is proposed on the northeastern portion of the site and would provide access north to Germann Road.

Staff notes that the proposed development plan, associated deviations, wall plan phasing plan

and street cross-sections would be approved through PAD zoning for the overall conceptual site design, which includes approximate building location and minimum building and landscape setbacks, parking areas, allowable access points and overall circulation as well as required phasing and improvements to roadways and associated infrastructure for the subject site.

The proposed rezoning application and Development Plan demonstrate significant buffering of existing single family residential to the south in the City of Chandler including a 45'-9" wide landscape area/ irrigation easement. The proposed multi-family development on the subject site would provide a more cohesive residential component to the Gilbert 202 Growth Area, with none currently in place or within approximately 1.5 – 2 miles of the subject site in the Town of Gilbert. The subject site is currently located within Area 5 of the Town of Gilbert Vertical Development Overlay Zoning District, however, the bonus heights and reduced setbacks do not apply to Multi-Family/ Medium (MF/M) zoned property.

Planning Commission Study Session – April 4, 2018

The Planning Commission noted it was generally supportive of the proposed change in business park/ employment uses to multi-family along with the associated light industrial land uses changes as well, that they generally understood the market demands of the area and felt that the proposed multi-family use provided a nice transition between the proposed light industrial uses to the north and the existing single family residential development in the City of Chandler. The Planning Commission generally noted that they understood the rationale for the proposed deviations in an effort to create a more open feel to the overall development; however, some expressed concerns with the proposed setback deviations requested.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on October 18, 2017 at the Hyatt Place – 3275 S. Market Street in Gilbert. Approximately 15 residents attended the meeting. The residents asked questions regarding the application process and timing; what would be done to ensure privacy and security for adjacent residents; if the proposed multi-family development would be viable at the proposed location; where access points would be located for the multi-family project; concerns with the additional traffic that could be generated by the project and timing of roadway improvements such as Mustang Drive; could an additional landscape buffer with trees be provided north of the Eagle Glen subdivision and would happen to the existing 50' irrigation ditch on the southern portion of the subject site. Developer responses are provided in attached Neighborhood Meeting Summary.

SCHOOL DISTRICT

No comments have been received.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP18-05, a request for Minor General Plan Amendment to change the land use classification of approximately 19.6 acres of real property generally located south of the southeast corner of Mustang Drive and Germann Road from Business Park (BP) land use classification to Residential > 14-25 DU/ Acre land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z18-06 rezoning approximately 19.6 acres of real property generally located south of the southeast corner of Mustang Drive and Germann Road from Business Park (BP) zoning district to Multi-Family Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:
 - a. Dedication to Gilbert for Germann Road rights-of-way shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer.
 - b. Dedication of Germann Road shall extend 70 feet from the monument line.
 - c. Dedication to Gilbert for Mustang Drive right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town

Engineer. Dedication of Mustang Drive shall extend 40 feet from the monument line.

- d. Construction of off-site improvements to Germann Road and Mustang Drive adjacent to the Property shall be completed by the Developer prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property unless a different time for completion is specified in an approved Reimbursement and Lien Agreement. Should Gilbert construct any portion of the improvements required by this ordinance as part of its capital improvements program, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property, or in accordance with the approved Reimbursement and Lien Agreement.
- e. Prior to the effective date of this ordinance, Developer shall enter into a Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program. Failure by Developer to execute a Reimbursement and Lien Agreement prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Reimbursement and Lien Agreement.
- f. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- g. Developer shall create a Property Owners' Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
- h. Developer shall record easements to be owned by the POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or

earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.

- i. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- j. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Development Standards	Liv Gilbert Crossroads PAD
Minimum Perimeter Building Setback (LDC Table 2.204)	24' (front north) measured from property line
Minimum Perimeter Landscape Area/ Street Frontage Landscape Area (LDC Table 2.204/ 2.204.D.3)	10' (front north) measured from back of curb
Perimeter Separation Wall/ Parking Screen Wall (LDC – 4.109.A.2(a)(b)/ 4.2012.A.1(b))	Front (North) - Combination of 3'-4' solid CMU with 3' of view fence; and 6' solid CMU
Perimeter Separation Wall/ Parking Screen Wall (LDC – 4.109.A.2(a)(b)/ 4.2012.A.1(b))	Side (East) - 6' solid CMU
Perimeter Separation Wall/ Parking Screen Wall (LDC – 4.109.A.2(a)(b)/ 4.2012.A.1(b))	Side (West) - Combination of 3'-4' solid CMU with 3' of view fence
Perimeter Separation Wall/ Parking Screen Wall (LDC – 4.109.A.2(a)(b)/ 4.2012.A.1(b))	Rear (South) - 6' +/- solid CMU (existing wall)
Building Step-Back (LDC 2.204.A.2)	No building step-back required at 3 rd floor for buildings located a minimum of 130' from south property line

- k. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.
- l. The Project shall be in conformance with the Wall Plan, Phasing Plan and Street Cross Sections as approved by the Town Engineer.

Respectfully submitted,



Nathan Williams, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing Map
- 2) General Plan Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Phasing Plan
- 6) Street Cross Sections
- 7) Wall Plan
- 8) April 4, 2018 Planning Commission Study Session Meeting Minutes (9 pages)
- 9) Overall Development Plan (reference only)
- 10) Project Narrative (9 pages)
- 11) Gilbert Chamber of Commerce Letter dated May 24, 2018
- 12) Neighborhood Meeting Summary – October 18, 2017 (6 pages)

Notice of Public Hearing

GP18-05, Z18-06 Liv Gilbert Crossroads
Attachment 1: Notice of Public Hearing
June 6, 2018

PLANNING COMMISSION DATE:

Wednesday, June 6, 2018* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, August 2, 2018* TIME: 6:30 PM

*** Call Planning Department to verify date and time: (480) 503-6805**

**LOCATION: Gilbert Municipal Center
Council Chambers**

50 E. Civic Center Drive

Gilbert, Arizona 85296

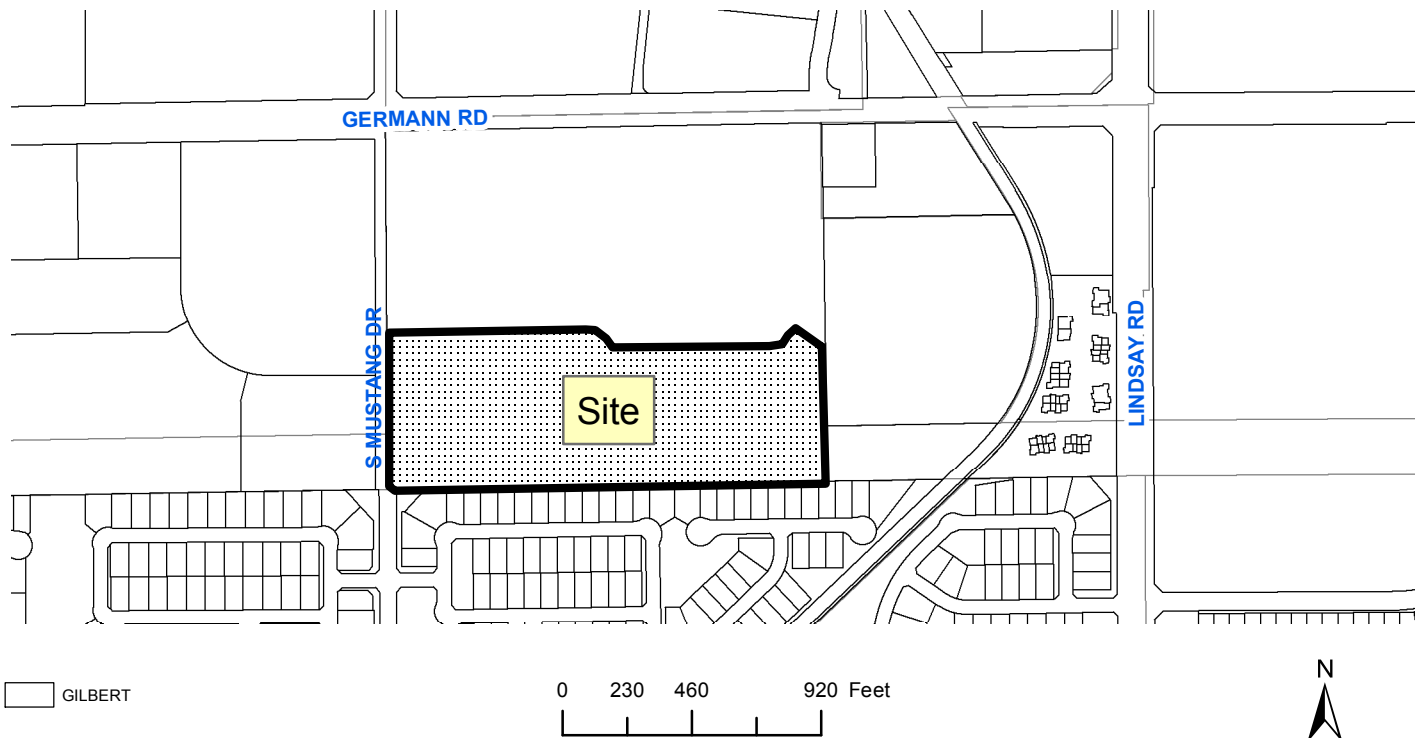
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

GP18-05 Liv Gilbert Crossroads: Request for Minor General Plan Amendment to change the land use classification of approximately 19.6 acres of real property generally located south of the southeast corner of Mustang Drive and Germann Road from Business Park (BP) land use classification to Residential >14-25 DU/Acre land use classification. The effect of this amendment will be to change the plan of development for the property to allow for residential development.

Z18-06 Liv Gilbert Crossroads: Request to rezone approximately 19.6 acres of real property generally located south of the southeast corner of Mustang Drive and Germann Road from Business Park (BP) zoning district to Multi-Family Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay zoning district. The effect of the rezoning will be to increase residential density, permit multi-family residential uses, and modify minimum perimeter building setbacks, minimum perimeter and street frontage landscape setbacks, building step-back requirements and perimeter separation wall/parking screen wall requirements.

SITE LOCATION:



APPLICANT: Burch & Cracchiolo, P.A.
CONTACT: Ed Bull
ADDRESS: 702 E. Osborn Rd., Suite 200
Phoenix, AZ 85014

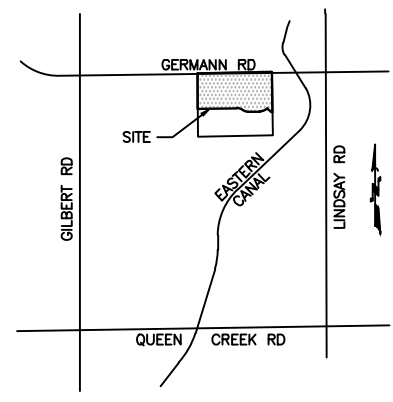
TELEPHONE: (602) 234-9913
E-MAIL: ebull@bcattorneys.com



GENERAL PLAN EXHIBIT

LIV GILBERT CROSSROADS
GERMANN RD AND LINDSAY RD
GILBERT, AZ

GENERAL PLAN EXHIBIT
FOR
LIV GILBERT CROSSROADS
THE NORTHEAST QUARTER OF SECTION 7, T2S, R6E,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY
ARIZONA



VICINITY MAP
NTS

PROJECT DATA

A.P.N.:	304-56-016K
CURRENT LAND USE:	UNDEVELOPED
EXISTING ZONING:	BUSINESS PARK (BP)
PROPOSED ZONING:	MULTI-FAMILY/MEDIUM (MF/M) W/PAD OVERLAY
EXISTING GENERAL PLAN:	BUSINESS PARK (BP) 100%
PROPOSED GENERAL PLAN:	RESIDENTIAL >14-25DU/AC 100%
GROSS AREA:	±19.61 ACRES
NET AREA:	±19.08 ACRES

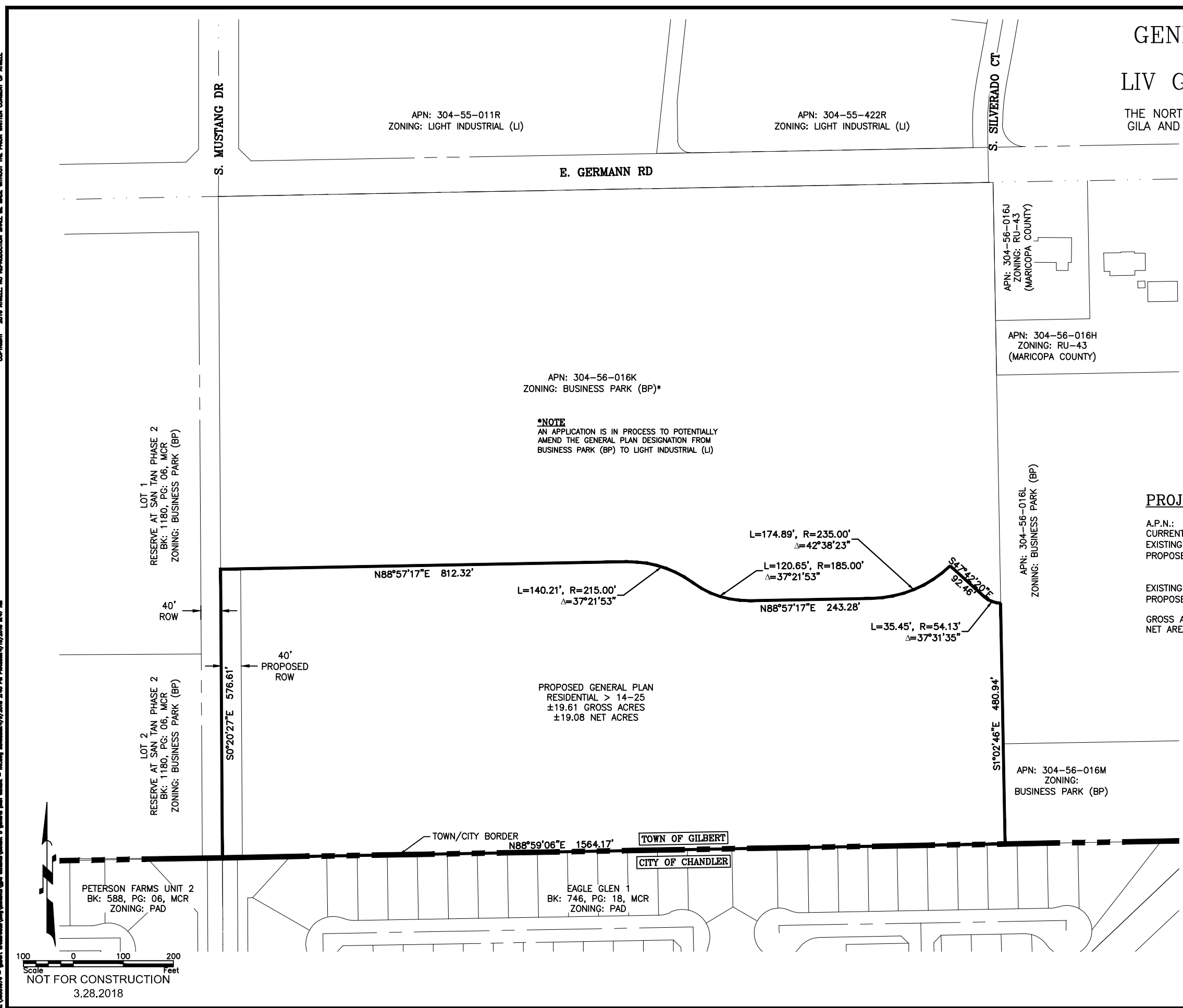
PROJECT TEAM

OWNER
RG-GERMANN LLC
500 N JUNIPER, SUITE 150
CHANDLER, AZ 85226
CONTACT: MARK SINGERMAN
PHONE: 623.930.5082

APPLICANT
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1600 S BEACON BLVD, SUITE 260
GRAND HAVEN, MI 49417
CONTACT: JEAN CONSTANTINE
PHONE: 616.846.6900

ARCHITECT
WHITNEY BELL PERRY
575 W CHANDLER BLVD
CHANDLER, AZ 85225
CONTACT: MIKE PERRY
PHONE: 480.812.3816

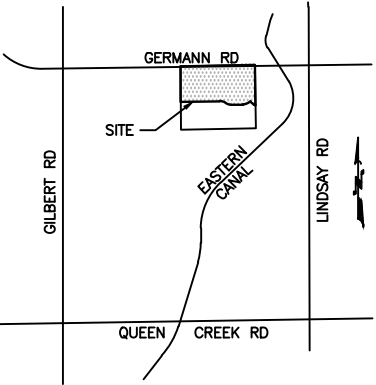
CIVIL ENGINEER
ATWELL
4700 E SOUTHERN AVE
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CONTACT: JARED GARDNER, PE
PHONE: 480.218.8831



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Feet
NOT FOR CONSTRUCTION
3.28.2018

ZONING EXHIBIT
FOR
LIV GILBERT CROSSROADS
THE NORTHEAST QUARTER OF SECTION 7, T2S, R6E,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY
ARIZONA



VICINITY MAP
NTS

PROJECT DATA

A.P.N.:	304-56-016K
CURRENT LAND USE:	UNDEVELOPED
EXISTING GENERAL PLAN:	BUSINESS PARK (BP)
PROPOSED GENERAL PLAN:	RESIDENTIAL >14-25DU/AC
EXISTING ZONING:	BUSINESS PARK (BP) 100%
PROPOSED ZONING:	MULTI-FAMILY/MEDIUM (MF/M) 100% W/PAD OVERLAY
GROSS AREA:	±19.61 ACRES
NET AREA:	±19.08 ACRES

PROJECT TEAM

OWNER
RG-GERMANN LLC
500 N JUNIPER, SUITE 150
CHANDLER, AZ 85226
CONTACT: MARK SINGERMAN
PHONE: 623.930.5082

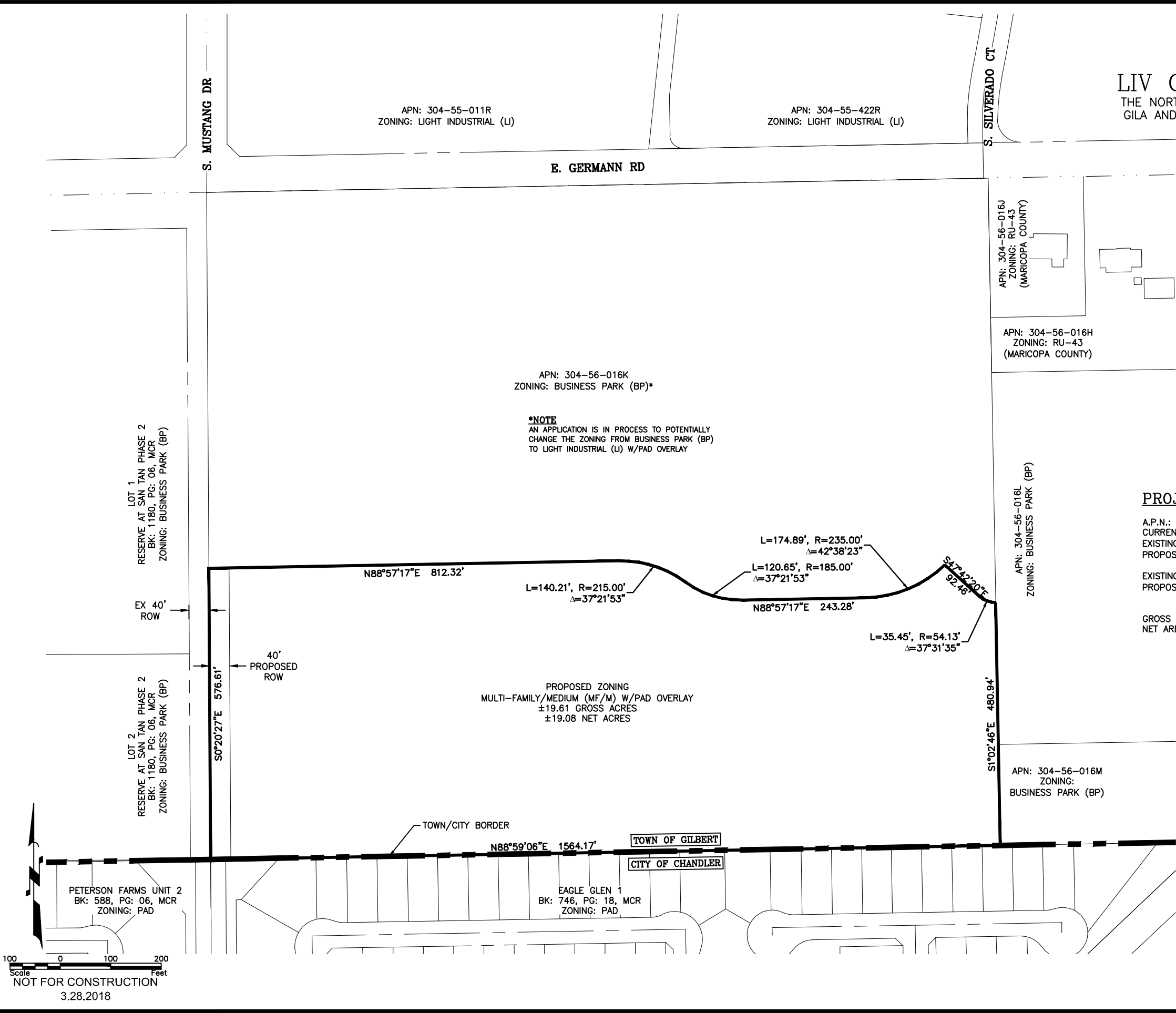
APPLICANT
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GRAND HAVEN, MI 49417
CONTACT: JEAN CONSTANTINE
PHONE: 616.846.6900

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CONTACT: MIKE PERRY
PHONE: 480.812.3816

CIVIL ENGINEER
ATWELL
4700 E SOUTHERN AVE
MESA, AZ 85206
CONTACT: JARED GARDNER, PE
PHONE: 480.218.8831

LIV GILBERT CROSSROADS
GERMANN RD AND LINDSAY RD
GILBERT, AZ

ZONING EXHIBIT





WHITNEYBELL PERRY INC
ARCHITECTURE & PLANNING



1.00

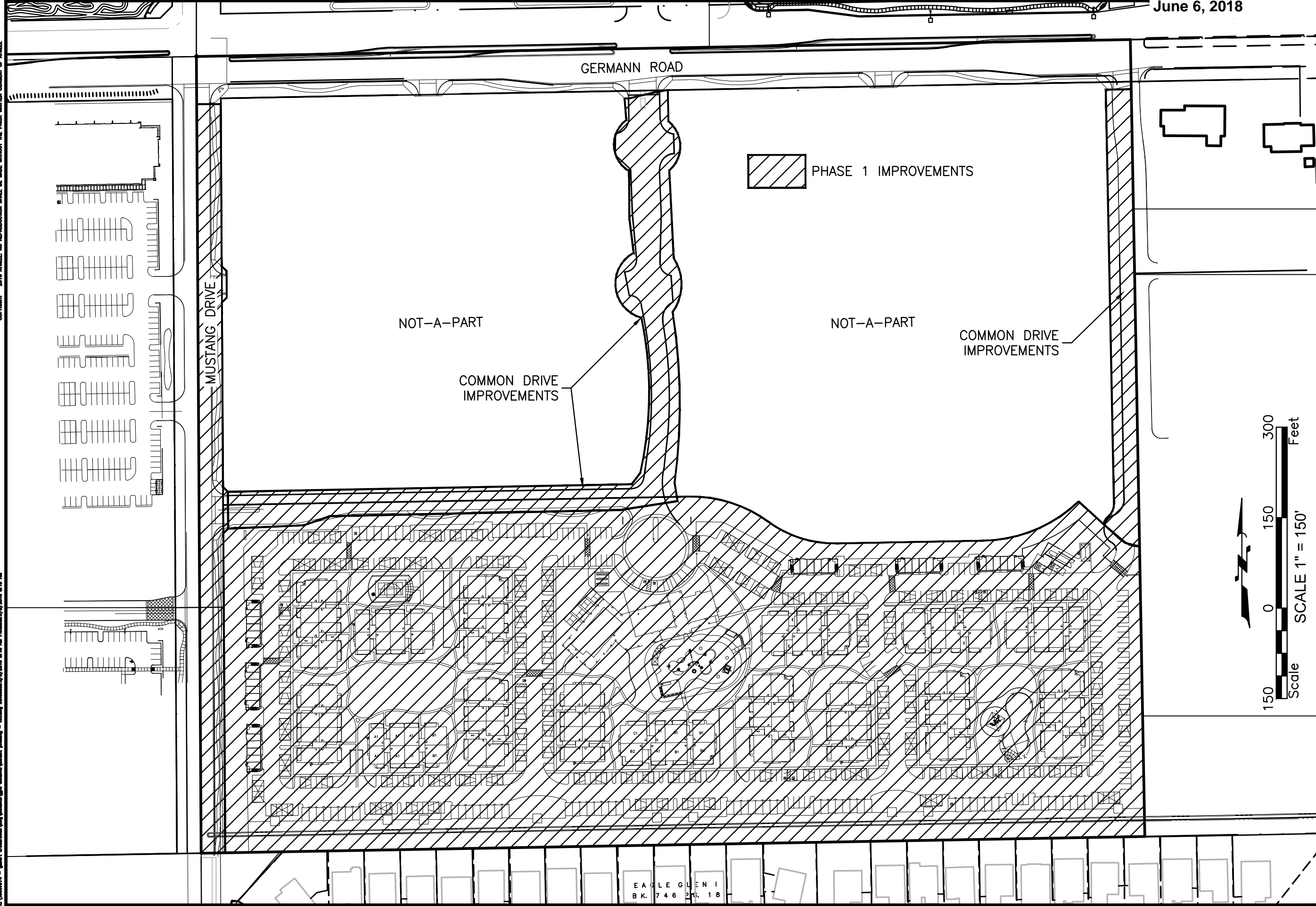
PRELIMINARY

LDC Development Standards Deviations Table

	LDC Standard	Front - North
1	Min. Perimeter Building Setbacks (Table 2.204)	24' Measured from Property Line
2	Min. Perimeter Landscape Area (Table 2.204)	10' Measured from back of curb at Entry to East/ West Private Dr.
3	Street Frontage Landscape (2.204.D.3)	

	LDC Standard	(a) Front - North	(b) Side - East	(c) Rear - South	(d) Side - West
4	Perimeter Separation Wall (4.109.A.2.(a)(b)) Parking Screen Wall (4.2012.A.1.b)	(a.1)Combination of 3'-4' masonry w/ 3' of view fence on top or (a.2) 6' solid masonry wall	6' Solid masonry wall at Property Line	±6' Existing masonry wall to remain	Combination of 3'-4' masonry w/ 3' of view fence on top
5	Building Step-Back (2.204.A.2)	No building step-back required at 3rd floor for buildings located a minimum of 130' from South Property Line			

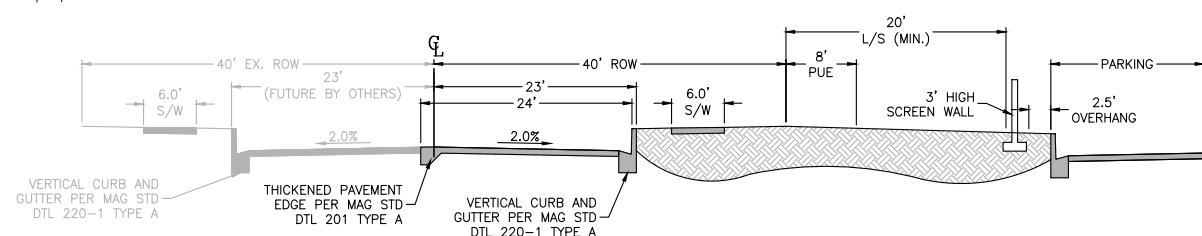
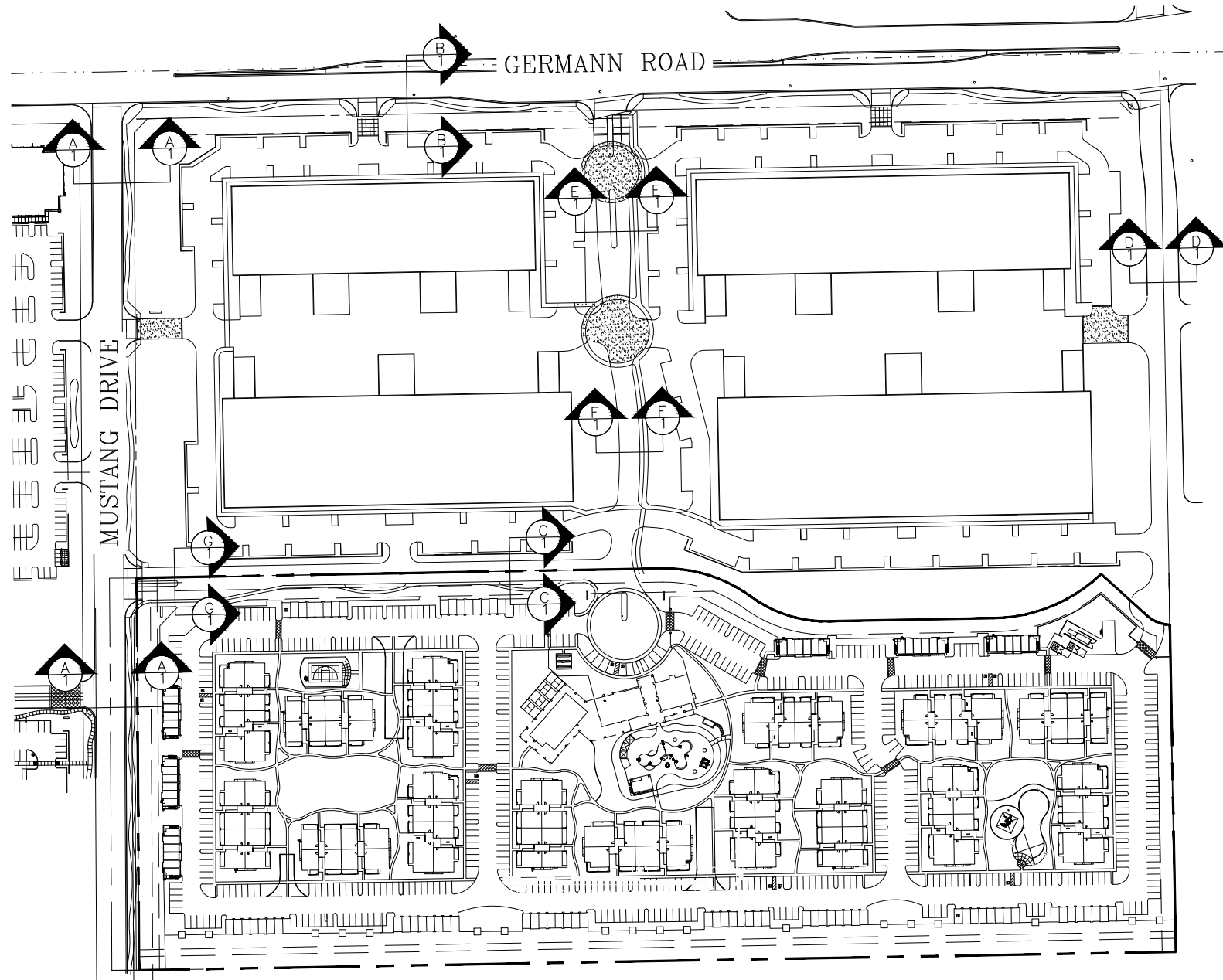
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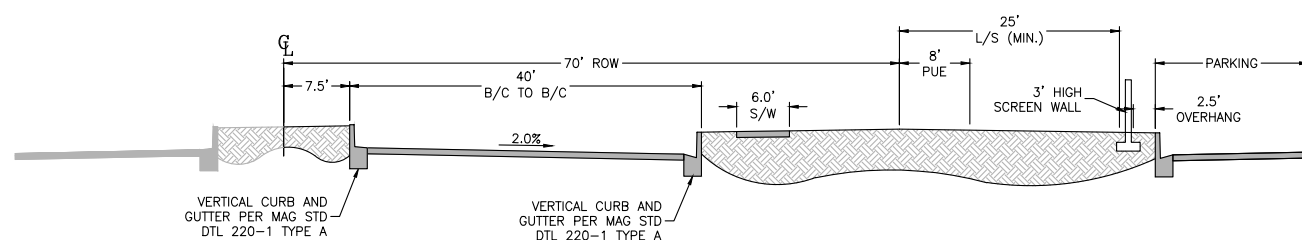
LIV GILBERT CROSSROADS
GERMANN RD AND LINDSAY RD
GILBERT, AZ

LIV GILBERT CROSSROADS
PHASING PLAN

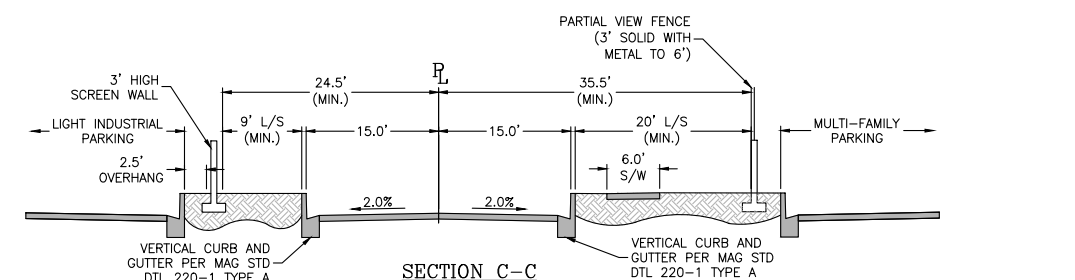




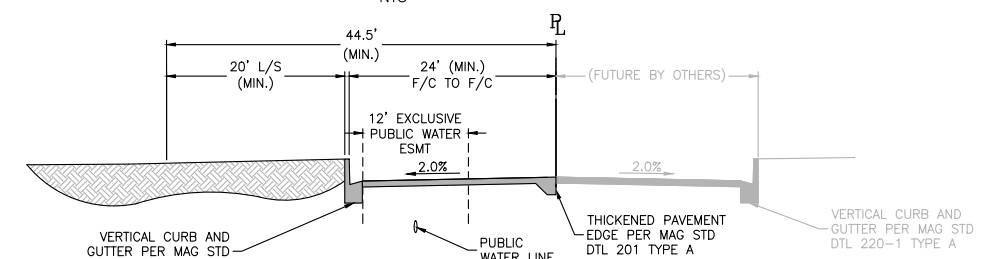
SECTION A-A
INDUSTRIAL COLLECTOR (PUBLIC)
(NO PARKING)
NTS



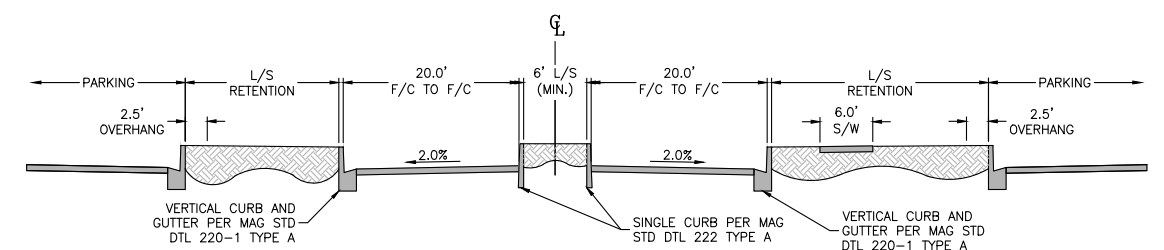
SECTION B-B
MAJOR ARTERIAL (PUBLIC)
(NO PARKING)
NTS



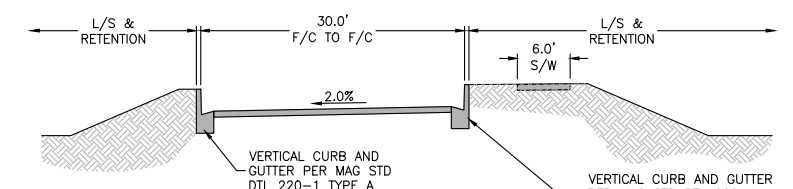
SECTION C-C
PRIVATE COMMON DRIVE
(NO PARKING)
NTS



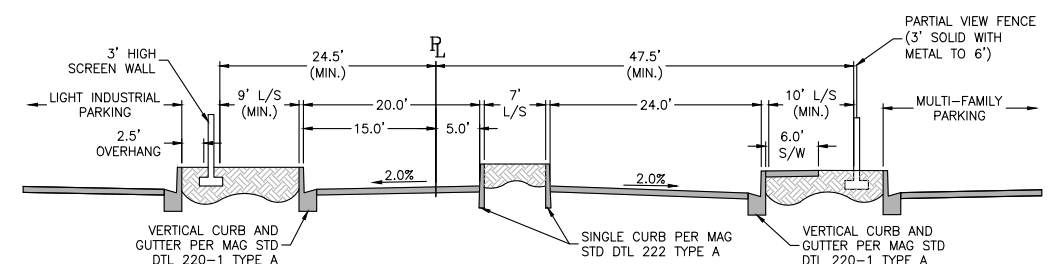
SECTION D-D
PRIVATE PERIMETER DRIVE
(NO PARKING)
NTS



SECTION E-E
PRIVATE COMMON DRIVE
(NO PARKING)
NTS



SECTION F-F
PRIVATE COMMON DRIVE
(NO PARKING)
NTS



SECTION G-G
PRIVATE COMMON DRIVE ENTRY
(NO PARKING)
NTS

GILBERT CROSSROADS
GERMANN RD AND LINDSAY RD
GILBERT, AZ

**PUBLIC STREET &
PRIVATE DRIVE
CROSS SECTIONS**

MARCH 5, 2018





WALL EXHIBIT

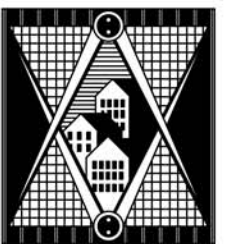
SCALE: 1" = 100'-0"



KEY

- PARTIAL VIEW FENCE** (3'-4' SOLID WALL W/ VIEW FENCE ON TOP - UP TO 6')
- SOLID WALL** (6' HEIGHT)
- EXISTING +/-6' SOLID WALL** (ADJACENT TO SF PROPERTIES)

WHITNEYBELL PERRY INC
ARCHITECTURE & PLANNING



PHOENIX - CHANDLER
p: 602.265.1891 f: 602.230.8458

1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014-2784
575 WEST CHANDLER BLVD., SUITE 123
CHANDLER, ARIZONA 85225-7532

1.00

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11 Apr 2018

PRELIMINARY

**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
APRIL 4, 2018**

COMMISSION PRESENT: Chairman Kristofer Sippel
Vice Chairman Brian Andersen
Commissioner Carl Bloomfield
Commissioner David Cavenee
Commissioner Brian Johns
Alternate Commissioner Seth Banda

COMMISSION ABSENT: Commissioner Greg Froehlich
Commissioner Joshua Oehler
Alternate Commissioner Daniel Cifuentes

STAFF PRESENT: Gilbert Olgin, Planner II
Keith Newman, Planner II
Amy Temes, Senior Planner
Nathan Williams, Senior Planner
Principal Planner Catherine Lorbeer
Planning Manager Linda Edwards

ALSO PRESENT: Attorney Nancy Davidson
Council Liaison Brigitte Peterson
Recorder Debbie Frazey

CALL TO ORDER

Chairman Kristofer Sippel called the April 4, 2018 Study Session of the Planning Commission to order at 5:00 p.m.

- 1. GP18-01, PECOS ROAD GPA: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 36.60 ACRES OF REAL PROPERTY GENERALLY LOCATED AT SPECTRUM WAY AND PECOS ROAD FROM BUSINESS PARK (BP) LAND USE CLASSIFICATION TO GENERAL COMMERCIAL (GC) LAND USE CLASSIFICATION.**

the landscape requirements on the north side. He acknowledged that it was hard to see with the Landscape Plan, but he said there was a significant amount of shrub material along the north side. He also noted that there is an SRP easement along the north side which inhibits their ability to add additional trees along that frontage. He said due to this, they are having to place the trees closer to the building.

Comment: Seth Banda said he thinks the landscaping looks good and is pretty lush. He said he had noted the presence of the SRP easement.

Response: Keith Newman said he could definitely discuss with the applicant the possibility of taking a look at the landscaping to see if they could do a few things to make it more lush.

Comment: Seth Banda said he thought that would be a good idea, as the north side was his only concern.

Comment/Question: Vice Chair Andersen said that unlike the other Commissioners, he wasn't 100 percent crazy about the architecture. He asked if they were calling the architecture Southwest Missionary.

Answer: Keith Newman said it was Arizona Mission architecture.

Comment: Vice Chair Andersen said he googled a few images of what that architectural style should look like and he said he was only seeing that style in some places, such as the main entrance and in a few details here and there. He said he was most concerned about the strong straight top of parapet line that is divided the edge. He said because it is a dark line, it is really pronounced. He said he would like to see if the applicant would be open to adding some more articulation to the top, especially on the north elevation. He pointed out the entrance area, noting that in the bottom left-hand corner, there was a curved top to it. He said for it to be missionary style, it should have more of those types of elements in it. He said that right now he was seeing more Arizona Institution architecture than he was seeing Arizona Missionary architecture.

Comment: David Cavenee asked to see the north elevation. He said in listening to Commissioner Banda's comments, he took from him that they should try and bring in more of the Santa Fe element along that elevation. He said he agrees with Commissioner Banda that the landscape might be denser, once they see the shrubs, but he thinks some additional enhancements of the architectural pieces could enhance the street view, which will be a prominent view to many neighbors. He said he would encourage the applicant to consider some enhancements.

3. GP18-04, ROCKEFELLER GILBERT CROSSROADS: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 27.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL (LI).

Town of Gilbert Planning Commission
Study Session April 4, 2017

Z18-05, ROCKEFELLER GILBERT CROSSROADS: REQUEST TO REZONE APPROXIMATELY 27.6 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) ZONING DISTRICT TO LIGHT INDUSTRIAL (LI) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

Nathan Williams began his presentation on GP18-04 and Z18-05, Rockefeller Gilbert Crossroads. He shared that the application was for a General Plan Amendment and a Rezoning for 27.6 acres from Business Park (BP) to Light Industrial (LI) with a Planned Area Development (PAD). He said the site was located at the southeast corner of Mustang Drive and Germann Road. He stated that the PAD associated with the site identifies access points, ingress and egress, where full motion would be and overall site design and layout. He said the applicant is requesting some deviations. See Project Data Table below (deviations in **bold**):

Project Data Table

Site Development Regulations	Required per LDC Light Industrial (LI)	Proposed Development for Rockefeller Gilbert Crossroads (Z18-05) LI PAD
Maximum Building Height	55' / 3-story	55' / 3-story (2-story buildings anticipated)
Minimum Building Setbacks: (measured from property line/ ROW):		
Front – Arterial (north)	30'	30'
Side - Street (east)	20'	20'
Side - Street (west)	20'	20'
Rear – Employment (south)	0'	0'
Rear – Residential (south)	75'	75'
Minimum Landscape Setbacks (measured from property line/ ROW):		
Front – Arterial (north)	25'	25'
Side - Street (east)	20'	20'
Side - Street (west)	20'	20'
Rear – Employment (south)	5'	5'
Rear – Residential (south)	30'	10' - measured from back of curb of private street
Vehicular Access to Residential Property (LDC – 2.606.E)	Prohibited	Permitted
Building Step-back: Buildings above 2 stories or 35' (LDC 2.604.A)	Required within 100' of Residential Uses	Required within 95' of Residential Uses

Minimum Height of Solid Separation Fence; Required between Light Industrial and Multi-Family Residential Uses (LDC – 4.109.C.2)	8' high (Required on southern property boundary of subject site only)	3'-4' high – As shown on Development Plan: (southern portion of subject site only)
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Nathan Williams said he would discuss the deviations later in his presentation. He said the applicant desires to create a campus feel on the overall parcel, so the deviations were related to this desire. He pointed out that the site is part of an existing Development Agreement that would be removed from the site. He said that infrastructure improvements and cross sections would be addressed with Rezoning. He shared an aerial map of the Gilbert 202 Growth Area. He said the star indicated the subject site. He said that the Growth Area is part of the Town of Gilbert General Plan, but this is a General Plan Amendment and Rezoning from Business Park (BP) to Light Industrial (LI). He provided some context to what a Growth Area is. He said these areas support a variety of uses including residential, commercial and office use. He said that Staff believes that this change in use would continue to comply with the Growth Area.

Planner Williams provided an enlarged view of the site, noting what is located in the surrounding area. He provided some background and context, stating that the applicant had indicated that the entire parcel (45 acres) has not been easily marketable for an entire piece of property as Business Park, so they would like to pursue a different use. He said the applicant feels that the traditional type of office product allowed in BP is already saturated in the area. He reviewed the Goals and Policies which support this request that were listed in the Staff Report. He said that Staff was in support of the request. He also shared a delineation of the zoning boundary, noting the 27.6 acre parcel, as well as the 19.6 acre parcel to the south (GP18-05 and Z18-06) which he would be discussing next, for a total of 45 acres. He shared a graphic that demonstrated the Development Plan. It identified access points, circulation, building location and building orientation. He said they would like their design to have the office point out to Germann. He noted that to the south there is a private drive that they anticipate. He said that would be a shared access from Mustang into the Light Industrial user and the other Multi-Family proposed user. He said it would be a private street with shared access. He noted that this was one of the proposed deviations. The deviation request would allow residential use to use an employment district for access. He shared a graphic of the Phasing Plan, which showed which infrastructure would go in with the first phase of the development. He shared another graphic that demonstrated what was being requested. He noted the Light Industrial piece to the north. He said a lot of the deviation requests in the Staff Report were related to a 10' landscape setback, measured from back of curb for private street. He said there is potentially a requirement in the Code for a building stepback for industrial buildings within 100' of residential. He said they aren't sure if the building will be 95' or 100' so they will be working that out, but it could be a potential request. Additionally, there would be a deviation to the requirements for separation walls. Planner Williams noted that

normally an 8' separation wall would be required between employment and non-employment uses, such as residential. He said the applicant would like this project to have an integrated feel to it, so they are proposing 3' to 4' screen walls, instead of a separation wall, in an effort to create an open, shared access campus feel.

Planner Williams finished his presentation on GP18-04 and Z18-05, but asked if the Commission would like him to go ahead and discuss Item 4, GP18-05 and Z18-06 before they shared their comments or questions.

Chair Sippel suggested that he go ahead and discuss Item 4, GP18-05 and Z18-06, and the Commission could provide their comments after he finished that presentation.

4. GP18-05, LIV GILBERT CROSSROADS: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 19.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) TO RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATION.

Z18-06, LIV GILBERT CROSSROADS: REQUEST TO REZONE APPROXIMATELY 19.6 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) ZONING DISTRICT TO MULTI-FAMILY MEDIUM (MF/M) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

Planner Williams began his presentation on GP18-05 and Z18-06, LIV Gilbert Crossroads. He shared that this request was for a General Plan Amendment for 19.6 acres to go from Business Park (BP) to Residential > 14-25 DU/Acre and a Rezoning from Business Park (BP) to Multi-Family Medium (MF/M) zoning district. He said this request also had deviations that he would discuss later in his presentation. He said they are requesting a PAD for site design, layout and access points. He shared the location of the parcel within the Gilbert 202 Growth Area. He shared the existing uses surrounding the site. He brought up the Growth Area boundaries, noting that these areas are identified for areas of intense development. He said he brings this up because this area of growth doesn't show much in terms of residential development. He stated that the nearest residential was BB Living which was developed a couple of years ago and is a townhome development with approximately 260 units. He said BB Living is the closest Multi-Family development located almost two miles from the subject site. He said that the Development Plan would provide a significant amount of buffering along the south to the existing residential. He said that Staff believes it would be compatible with the Gilbert 202 Growth boundary and they are in support of the project. He shared some reasons that Staff believes this would meet the goals and policies of the General Plan.

Planner Williams shared the Overall Site Plan, which highlighted the Multi-Family component. He said the project would consist of approximately 31 buildings, 2- to 3-story in height, with some single story around the periphery. He shared the Project Data Table (deviation requests highlighted in **bold** below):

Project Data Table

Site Development Regulations	Required per LDC Multi-Family/ Medium (MF/M)	Proposed Development for Liv Gilbert Crossroads (Z18-06) MF/M PAD
Minimum Parcel Area (sq. ft.)	20,000 sq. ft.	19.6 acres (853,776 sq. ft.)
Minimum Net Land Area per Unit (sq. ft.)	1,750 sq. ft.	2,335 sq. ft.
Maximum Net Land Area per Unit (sq. ft.)	3,100 sq. ft.	2,335 sq. ft.
Maximum Building Height (ft.)	40'	40'
Minimum Building Setbacks: (measured from property line/ ROW): Front – (north) Side - Street (west) Side – Non-residential (east) Rear – Residential (south)	30' 30' 20' 30'	20'+ 30' 70' - 90' (approx. as shown) 49' (1-story building) 130' (2 & 3-story buildings)
Minimum Building Setbacks: (measured from property line/ ROW): Front – (north) Side - Street (west) Side – Non-residential (east) Rear – Residential (south)	20' 20' 20' 20'	10' - 13' (approx. as shown) measured from back of curb 30' 20' 49'
Separation between Buildings (ft.) – 1-story/ 2-story/ 3-story	20'	20'
Common Open Space (minimum)	40% of net site	47.5% of net site
Building Step-back: (LDC 2.204.A.2)	10' at 3 rd floor	No Step-back: 3-story buildings with a minimum setback of 100' from residential uses
Minimum Height of Solid Separation Fence (LDC – 4.109.A.2)	8' high	1) North Property Line: 3'-4' high solid screen wall with 3' of view fencing (proposed) 2) East Property Line: 6' high solid screen wall (proposed) 3) South Property Line: 6' high solid screen wall (existing)

Nathan Williams said that the applicant had received 1st Review Comments from Staff and they were still in the process of figuring out the requested deviations. He indicated that a neighborhood meeting had been held and the residents stated that they did not want to see a direct access from Mustang. He said the applicant desires to create an open feel with view walls and parking screen walls instead of 8' separation walls. He also discussed other deviations. He noted the location of the buildings (shown in yellow), pointing out that they would be 3-story in height. He mentioned that there is some ambiguity in the Code about a required step back between Multi-Family and Residential. He said that the buildings would be approximately 130' from the Single Family Residential to the south. He said there is a 50' irrigation ditch which would be landscaped. He said they would have 1-story garages. He also stated that they desired a 6' wall along the east. He said that the requirement is for an 8' wall. He also noted that there is a 6' wall on the south property line and they would like that wall to remain in place. He shared that there would be 31 buildings of varying heights. He shared the location of the Open Space. He stated that the Development Plan would be similar to this and show where the main access point would be, as well as the secondary egress point along the northeast portion of the site that would coincide with the Light Industrial. He said Item 4 and Item 5 are separate projects and depending on which development was constructed first, there would be a Phasing Plan for the infrastructure.

Chair Sippel thanked Planner Williams for his presentation and called for questions or comments.

Question: David Cavenee asked if Mustang would go between the two parcels.

Answer: Planner Williams said that Mustang was the Collector street.

Question: David Cavenee asked which street was north of the apartments.

Answer: Planner Williams said that it didn't have a name.

Comment/Question: David Cavenee said he was looking at the way the existing streets were and he wanted to caution Staff to work with the applicant to make sure the streets align. He said it didn't look to him like they did align. He also asked where someone would go if they left to the east, because he thought there was a canal nearby.

Response: Nathan Williams noted the Silverado alignment.

Question: David Cavenee asked to clarify that they would pull out around the side.

Answer: Nathan Williams answered affirmatively. He said that Town Traffic has been working with the applicant on the access points, the dimensions and the separation distances, as well as coordinating with the development to the west. He said the access points shown on the Overall Development Plan would be true to form, noting that Town Traffic was comfortable with that.

Comment: David Cavenee said that his initial reaction was that he is pleased to see it done the way that the applicant is proposing it. He said the applicant has had a piece of property that they have struggled to market, so they have rezoned it to something that will act as a nice transition between Single Family and Commercial. He said he thought this was an ideal way to deal with that transition from Single Family to a commercial use. He said he appreciates the way they have done that and he thinks they have done a good job. He said although they have asked for very few deviations, he didn't see the rationale for the setback deviation. He said he would need better rationale or an explanation of why they need a reduced setback, before he would consider the request. He said that without additional rationale, he wouldn't be able to support it.

Comment/Question: Carl Bloomfield thanked Planner Williams for his presentation. He said he wanted to echo what Commissioner Cavenee had said. He thinks it is nice that the Multi-Family is coming in as Multi-Family and not coming in to RC. He said this looks like some of the RC projects they have had come before them, but this project is being done in the way that the Code intended and he appreciates that. He said that he didn't have a problem with a 6' wall to the south, because there is a wide irrigation easement between the two uses. He said the 3-story homes should not be a burden to the neighboring residents on the south. He asked for more clarification on the applicant's desire to have the design be more of an open campus type feel and only have a 2' or 3' wall in between them.

Answer: Nathan Williams shared the location of the primary access for the Multi-Family. He shared the secondary access for the Light Industrial (LI). He said there would be two right-in only access points off of Germann and several into the Light Industrial (LI). He said that per the LDC standards, there has to be a separation wall on the property line. He said that because it was a private street, that would be impossible, so instead of walling off the area with an 8' wall and whatever landscape setback is determined, they desire to have a 3' to 4' solid parking screen wall, with a view fence on top. He said they have indicated that there would be some areas where they would have a 6' wall along the north property line, but he didn't know the exact location. He said they would also have 3' to 4' parking screening walls which are required. He said their desire is to combine the uses and that is what they are trying to achieve with the requested deviations.

Comment: Carl Bloomfield said that Planner Williams' explanation makes complete sense to him.

Comment: Vice Chair Andersen said he was agreeable to the landscape deviations. He said he does believe there is something in the Code that defines 3rd floor setback requirements. He thought it was approximately 100'.

Response: Nathan Williams said that for Light Industrial, the Code specifies 100', but the section of Code for Multi-Family does not provide specifics. He said he wanted to provide clarity that they weren't going to require setbacks for these 3-story buildings, which are 130' away from the property line.

Question: Seth Banda asked how many units the apartment complex would have.

Answer: Nathan Williams said the complex would have 356 units.

5. DR18-14, MERCY GILBERT MOB II: SITE PLAN, LANDSCAPE, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 6.21 ACRES, GENERALLY LOCATED NORTHWEST OF MERCY ROAD AND BONANZA COURT AND ZONED PUBLIC FACILITY/INSTITUTIONAL PF/I) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

Amy Temes began her presentation on DR18-14, Mercy Gilbert MOB II. She indicated that the project was located on the Mercy Gilbert campus. She shared an aerial map of the location, noting that the existing Mercy Gilbert MOB I is just northeast of the main hospital location. She stated that she had received permission to show the Commission the Campus Site Plan for the new MOB II and the Women's and Children's Tower that would be coming forward in the near future with the hospital expansion. She shared the Site Plan, noting that the applicant was meeting parking and landscape requirements. She stated that they are providing a trail along the freeway. She also said the project was blending in with the existing landscape within the parking lot and the right-of-way. She shared the Landscape Plan. She said that Staff is continuing to work with the applicant regarding pedestrian connectivity and circulation on the campus, as they will be bringing forward an application for the Women and Children's Tower. She shared the screen walls they were proposing, noting that they were not required to have a full block wall along the freeway because they are not within 300' of the ADOT right-of-way. She said they would be providing view fencing and CMU block walls to secure the site. She said that when sections of the freeway are secure, they have asked that ADOT take down their chain link fence, as part of their freeway beautification.

Planner Temes said she wanted Commission input on the roof-mounted mechanical equipment, the alignment of the roof mechanical screening and the articulation and overall design of the building and how it relates to the Mercy Gilbert Hospital campus. She shared the Color and Materials Board. She said it is in keeping with the monochromatic mission style palette, but it is breaking away somewhat and adding in some gray tones and more metal, than what they have seen in the existing building. She said that it is not necessarily in keeping with the architectural theme of Mission style, though it does have some of the same colors and materials. She said the overall look is a little more modern. She said she wanted feedback as to whether the Commission was agreeable to this change in design. She shared some perspective views and street views of the existing hospital facility. She pointed out that you can see the mechanical screening on the hospital currently, noting that it isn't ideal that the mechanicals are so visible. She said they might want to avoid going down the same route and allowing the mechanicals to be so visible on this design. She shared the elevations, noting the modern, contemporary style of the project. She noted that the metal screening used for the mechanicals was not in use anywhere else on the building. She did note that it was painted to match the gray tones of the building, but

POTENTIAL SITE DATA

SITE ADDRESS:
SEC MUSTANG DR. & GERMANN RD., GILBERT AZ

LIGHT INDUSTRIAL :

SITE AREA: 24.49 ACRES NET (1,066,785v S.F.)
TOTAL BUILDING AREA: 318,177 S.F.(15% OFFICE, 65% MANUFACTURING,
20% WAREHOUSING)
PARKING REQUIRED: 540 SPACES
PARKING PROVIDED: 540 SPACES

MULTI-FAMILY :

SITE AREA: 19.08 ACRES NET (831,303 S.F.)

DWELLING UNITS:

STUDIO	26	07%
1 BEDROOM	188	53%
2 BEDROOM	116	33%
3 BEDROOM	26	07%
TOTAL	356	

DENSITY: 356 UNITS/19.08 ACRES = 18.6 D.U./ ACRE (CL OF PRIVATE RD.)

PARKING:

PARKING REQ'D:	# UNITS		SPACES REQ'D
STUDIO	26	X	1 = 26 P.S.
1 BEDROOM UNITS	188	X	1 = 188 P.S.
2 BEDROOM UNITS	116	X	2 = 232 P.S.
3 BEDROOM UNITS	26	X	2 = 52 P.S.
TOTAL			498 P.S.

UNRES. PARKING: 356 UITS X 0.25 GUESTS = 89 GUEST REQ'D
TOTAL PARKING: TOTAL REQUIRED PARKING = 587 P.S.

PARKING PROVIDED:

SURFACE	=	172 P.S.
COVERED	=	356 P.S.
GARAGE	=	108 P.S.
TOTAL PARKING SPACES		636 P.S.

PARKING RATIO: 1.78 SPACES / UNIT

ACCESSIBLE PARKING: TOTAL REQUIRED 587 P.S. X2% = 12* P.S.
2* VAN P.S REQ'D

ACCESSIBLE SPACES PROVIDED:

SURFACE	=	3 P.S.
COVERED	=	7 P.S.
GARAGE	=	2 P.S.
TOTAL PARKING SPACES		12 P.S.

COMMON OPEN SPACE:

COMMON OPEN SPACE ALLOWED: 40% MIN. OF NET SITE
COMMON OPEN SPACE PROVIDED: 399,717 S.F. / 841,303 S.F. = 47.5%

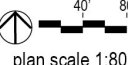
* DATA IS PROVIDED HERE AS AN EXAMPLE ONLY AND IS SUBJECT TO CHANGE

LEGEND

	1 STORY BUILDING
	2 STORY BUILDING
	3 STORY BUILDING
	LIGHT INDUSTRIAL BUILDING

GILBERT CROSSROADS

Overall Plan
(Landsaped)


plan scale 1:80
date: 04.18.18

 **andersonbaron**
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Liv Gilbert Crossroads

General Plan and Rezoning Application Narrative Town of Gilbert, Arizona

Original Submittal: January 24, 2018
Updated: April 19, 2018

Applicant's Representatives:

Burch & Cracchiolo
702 E Osborn Rd
Phoenix, AZ 85014
Contact: Ed Bull & Brennan Ray

Cooper Development Strategies
2730 S. Val Vista Drive, Suite 124
Gilbert, AZ 85295
Contact: Ben Cooper

Applicant:

Liv Holding, LLC
1600 S Beason Blvd, Ste 260
Grand Haven, MI 49417
Contact: Jean Constantine

I. Introduction

Investment Property Associates (“IPA”) has a reputation for developing high-quality and successful multi-family communities in Gilbert, Phoenix, Scottsdale, Goodyear, Chandler, and Michigan. Building on their experience, IPA, through Liv Holding, LLC (“Liv Holding”) is the proposed developer of approximately 19.6 acres generally located south of Germann Road between Gilbert and Lindsay Roads adjacent to the Mustang Road alignment (the “Site”).

Liv Holding seeks to develop the Site as a high-quality, highly-amenitized multi-family community tentatively named “Liv Gilbert Crossroads” (“Liv”). Liv will contain approximately 356 multi-family units, at a density of approximately 18.15 du./gross ac., providing additional housing opportunities near existing and future employment and commercial developments along Germann Road and the Loop 202 Corridor.¹ Liv will be an attractive presence in the area and provide an appropriate transition between the existing residential developments south of the Site (within the City of Chandler) and planned employment uses north of the Site. Liv Holding’s design concepts and plans will portray superb quality, community, and architecture, commensurate with the high quality established by Liv Holding throughout its other developments. To achieve this, Liv Holding is requesting a minor General Plan Amendment from Business Park (BP) to Residential (14-25 du/ac) and to Rezone the Site from Business Park (BP) to Multi-Family/Medium (MF/M) with a PAD Overlay.

Liv presents future residents a unique living experience as an additional housing choice in the area. Economic and demographic trends have led many individuals and families to choose high-quality rental housing to meet their needs rather than traditional single-family residences. Many of these people are seeking to (re)locate near jobs, shopping, and freeway access to enjoy a convenient and higher quality of life. Liv meets these needs and creates opportunities for people to live and work in the same area, reducing the number of trips, trip lengths, and travel times.

The architectural theming and style of Liv is a clean, contemporary design with a natural color scheme throughout. Varying heights of parapets, stucco pop-outs, and metal accents create rhythm and cohesion between buildings. Walls, fences, gates, and site amenities are integrated into the design and color palette of the residential buildings, with additional detailing provided in appropriate locations. Pedestrian circulation throughout Liv occurs via a variety of walking paths and sidewalks, connecting amenities and residential buildings.

Liv contains a one-story Clubhouse/Leasing and Fitness building with game room, yoga space, kitchen, and other amenities to create opportunities for residents to interact and socialize. Multiple outdoor amenities are also provided including a resort-style pool, dog park, outdoor fitness, bar-be-ques, and tot lot. The residential buildings consist of two and three-story buildings

¹ Concurrent with the proposed Liv Holding minor General Plan Amendment and Rezoning applications, separate applications were filed by another entity which controls the approximately 27.6 gross acres north of the Site to amend the General Plan designation and Zoning on that site from Business Park (BP) to Light Industrial (LI) with PAD Overlay. Although filed separately, together the applications are dependent and complementary of each other. Approval of the applications will assure that the respective properties are successfully developed to their highest and best use.

with studio, one, two and three-bedroom units. Two-story loft units are located along the north and west perimeters. Single-story garages and covered parking spaces are provided along the south and north perimeters and throughout the Site, matching the overall design, color, and materials as the residential buildings.

Particular attention has been given to the interaction between Liv and the existing single-family homes along the south. The nearest structure/buildings on the south (setback approximately 45 feet) are either a parking canopy or one-story garage. The three-story buildings are located in the center of the Site, with the nearest three-story buildings located approximately 130 feet north of the single-family residences property lines.

Liv's primary entrance along a private drive has been designed to create a sense of arrival through decorative paving and landscaping. Appropriate amounts of parking spaces are provided for guests and visitors. Landscaping is provided throughout the Site to break up the parking areas. Landscape islands occur at a minimum of 1 island for every 8 spaces and often occur more frequently. An approximate 45-foot wide landscape buffer has been provided along the south property line to give additional separation between the buildings and single-family residences. The overall landscape concept is in keeping with drought tolerant vegetation with key elements and added detailing occurring at amenity areas, courtyards, and high visibility locations.

II. Site and Surrounding Area

The Site is designated on the Town of Gilbert's (the "Town") General Plan as Business Park (BP) and is zoned Business Park (BP), having received approval in 2009. The surrounding land use General Plan and zoning designations are:

	General Plan Designation	Zoning Category	Existing Use
North	Business Park (BP), Light Industrial (LI)	BP, LI	Agriculture, Germann Rd., then vacant land and light industrial development
South (City of Chandler)	Neighborhoods	PAD Residential	Single-Family residences
West	Business Park (BP)	BP	Vacant land, Office
East	Business Park (BP)	BP	Agriculture

At the time of the 2009 approval, it was anticipated that the BP designation would allow the property to develop in accordance with the campus-oriented nature of the BP designation. Unfortunately, market conditions for BP in the area south of the Santan Freeway have not allowed the Site to develop as anticipated. The Site's present BP designation/zoning and primary suitability for office development has pitted it against existing, better located office developments in the area. Real estate experts have determined that there is a six-year supply of existing office in the area and that no new office development will be needed for many years outside of Rivulon, a master-planned mixed used development at the northeast corner of Gilbert Road and the Loop 202 Freeway. The Rivulon project is approved for over 3.1 million square feet

of employment uses and has received Town support. Rivulon is positioned to effectively capture nearly all the demand for new BP development for the foreseeable future.

Consistent with these circumstances, actual feedback from potential buyers regarding the Site's development under the BP designation has also been negative. At least two potential developers entered into purchase agreements with the underlying landowner as recently as 2015 and 2016. Neither acquisition was completed due to the Site's BP designation/zoning incompatibility with the proposed developments.

In addition to the entitlement and market constraints, the size and depth of the overall approximate 45-acre property (which includes the Site) is a constraint. The underlying property owner has not been able to attract a developer who is willing and able to acquire the entire approximate 45-acre parcel. Market conditions (expected absorption rates) and the cost of the infrastructure that will be required to develop an approximate 45-acre site have made development under the current BP designation/zoning infeasible.

The Site's depth (greater than 1,200 feet deep) critically impacts the visibility of the southern approximate half of the overall approximate 45-acre site to attract employers. The adjacent BP zoned property to the west, with the same depth as the Site, developed an approximately 100,000 square foot speculative flex/office building approximately two (2) years ago on the southern portion of that property that is still vacant.

III. Justification for the Proposed Land Use Change

Given the unique challenges of the site that have been described above, the applicant reviewed other potential land- uses that would support the goals of the surrounding Gilbert 202 Growth Area. It was determined that high-quality multi-family housing would complement current and future land uses by adding a valuable housing option that is not currently found in the area.

The applicant decided to divide the property into two parcels, with the northern portion retaining an employment land use designation and the southern parcel (the subject of this application) providing the above-mentioned housing option. The proposed Liv community thus fills a housing void in the Gilbert 202 Growth Area and provides several other valuable benefits to Gilbert:

1. It serves as a desirable land-use buffer between the existing single-family homes to the south and the employment land to the north.
2. It provides a high-quality rental option to people who want to live near the Loop 202 but not have maintenance and other concerns that come with traditional single-family homes.
3. Its residents will be able to support area businesses, including those found at Gilbert Crossroads Marketplace, Rivulon, and Santan Village.
4. It will broaden Gilbert's tax base, providing new, recurring lease tax and property tax revenues.
5. It will enable employees within the Gilbert 202 Growth Area to live close to their jobs, thus reducing commute-related air-quality issues while enhancing the quality of life for the employees and their families.

IV. Compatibility with Elements of the General Plan

Liv Holding's requests are supported by the following Goals and Policies of the General Plan:

- **Land Use and Growth Areas, Vision Statement: Deliver a mix of synergistic land uses that are appropriately located to promote employment opportunities while enhancing Gilbert's quality of life.** As stated earlier, employers prefer to locate in areas with a mix of housing opportunities nearby to support their employees. A high-quality multi-family community on this Site increases the area's attractiveness for an employer, providing additional housing opportunities near employment uses. Multi-family housing in the "Gilbert 202 Growth Area" will increase the corridor's competitiveness and attract more jobs to Gilbert.
- **Land Use and Growth Areas, Policy 1.1: Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.**

Land Use and Growth Areas, Policy 1.3: Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.

Land Use and Growth Areas, Goal 4.0: Provide a diversity of quality housing types for a variety of lifestyles.

Liv, in connection with the Light Industrial application being processed by the land owner of the property immediately north of the Site, provides an appropriate mix of housing and employment opportunities on the Site and in the immediate area. Additional housing will provide an alternative for people seeking to live and work in the same area. Likewise, additional housing choices in the area are attractive for future employers to allow employees the ability to live near their work.

- **Land Use and Growth Areas, Policy 3.2: Encourage master planned communities with an appropriate commercial, business park, industrial and mixed-use employment centers within large-scale residential areas that reduce automobile trips by encouraging walking, biking and other alternative means of transportation and thus improving air quality. Encourage site designs that minimize the number of conflict points (vehicular/pedestrian/bicycle).**

Land Use and Growth Areas, Policy 4.4: High density housing is encouraged near large employment centers and/or transportation corridors.

Land Use and Growth Areas, Policy 6.2: Provide a mix of land uses within each growth area including varied housing types and densities, employment opportunities and access to retail and commercial centers.

Land Use and Growth Areas, Goal 7.0: Reduce automobile dependency in growth areas by efficient organization of land uses and other methods.

Land Use and Growth Areas, Policy 7.1: Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.

Land Use and Growth Areas, Policy 7.4: Promote mixed-use development in identified Growth Areas or along transit and high-capacity transportation routes.

The introduction of multi-family uses to the Gilbert 202 Growth Area is complementary to the existing/planned employment and commercial uses. In this sense, the surrounding area begins to take on the characteristics of a master planned community with multiple uses, which reduces automobile trips, trip lengths, and the number of vehicles travelling on the arterial street system and encourages walking, biking, and other means of transportation for those living and working in the same area.

- **Land Use and Growth Areas, Policy 4.2: Encourage appropriate locations for multifamily residential uses that do not adversely impact lower density residential neighborhoods.** Consistent with good planning principles, higher density housing is an appropriate use on the Site as a transition between the less intense single-family residential developments on the south and the more intense employment uses planned north of the Site.

V. Proposed Rezoning

Liv Holding requests the Site be zoned MF/M with a PAD Overlay for a high-quality, multi-family development. Specifically, Liv Holding requests the following MF/M modifications:

LDC Development Standards Deviations Table

LDC Standard	Front (North)	Side – East	Rear – South	Side – West
1. Min. Perimeter Bldg Setbacks (Table 2.204)	24' measured from property line.	N/A	N/A	N/A
2. Min. Perimeter Landscape Area (Table 2.204)	10' measured from back of curb at entry to East/West Private Dr.	N/A	N/A	N/A
3. Street Frontage Landscape (2.204.D.3)				
4. Perimeter Separation Wall (4.109.A.2.(a)(b)) and Parking Screen Wall (4.2012.A.1b)	Combination of 3'-4' masonry w/ 3' of view fence on top or 6' solid masonry wall.	6' solid masonry wall at property line.	6' +/- existing masonry wall to remain.	Combination of 3'-4' masonry w/ 3' of view fence on top.
5. Building Step-Back (2.204.A.2)	No building step-back required at 3 rd floor for buildings located a minimum of 130' from south property line			

Justifications for the above LDC Development Standards Deviations include but are not limited to the following:

1. **Minimum Perimeter Building Setbacks (Table 2.204)** – A 24' building setback is needed along the north property line adjacent to the open area between this parcel and the proposed light industrial (LI) project to the north due to the odd shape of the parcels and to accommodate the additional open space buffering that is being provided along the project's south border adjacent to the existing single-family homes. This deviation is further justified by the fact that the affected buildings do not back up to any streets/drives and because they are adjacent to over 100' feet of open space that runs between the LI parcel's parking screen walls and this parcel. Residents in these units will have views of the extra open space and will have more than sufficient buffering from adjacent uses.
2. **Minimum Perimeter Landscape Area (Table 2.204)** – Liv's intent is to create a unique sense of arrival where the entrance of the east/west private drive joins Mustang Dr. This private drive is the "main entrance" to the MF/M development and has been designed as a focal point with a center-strip landscape island and a widened road section. The flaring of the private drive has encroached slightly into the NW corner of the subject property and has reduced the depth of the landscape area for a short length. However, much of the landscaping that would have been in that location has been accommodated in the private drive's center island and, as such, will provide for an interesting and welcoming entrance for residents and guests.
3. **Street Frontage Landscape (2.204.D.3)** – See #2 above.
4. **Perimeter Separation Wall (4.109.A.2.(a)(b)) and Parking Screen Wall (4.2012.A.1b)** –Liv is requesting a wall made up of 3' view fencing on top of 3'- 4' of masonry along the project's northern border to enhance the view corridor along the private drive and the views into the landscaped area adjacent to the proposed LI project. The sense of openness will create a vibrant and active interplay between the two uses while maintaining security and required parking screening.

To maintain an aesthetically pleasing and vibrant theme along the project's Mustang Dr. frontage (western border), the applicant requests the ability to use the same fencing material/treatment there as is being used on the northern border (3' view fencing on top of 3'- 4' of masonry). The frontage will be broken up by loft/garage units to avoid a long linear run of fencing. Again, this fencing will also support community security while also providing required parking screening. The 45' landscape buffer described below will be fenced along Mustang Dr. and not allow any access other than to maintenance personnel.

The project's southern border consists of an existing block wall that is approximately 6' in height which will continue to provide separation for the neighbors to the south. As stated above, a landscape buffer of approximately 45' will be placed between this block wall and the nearest buildings (which will be 1 story garages). Only maintenance personnel will have access to the landscape buffer, which will be fenced off or otherwise blocked by single-story garage units. Residents, guests, or the public will not have access to the buffer area, thus maintaining the privacy that the existing neighbors desire.

To the east, a 6' wall is proposed along the currently farmed property that currently has a general plan designation of Business Park. The applicant expects a 6' wall to suffice for separation purposes due to the fact that the east side of this project features a 20' landscape setback and 64' additional feet of parking and drive aisles. No buildings are currently proposed within 90' of the eastern property line. The six-foot fence will also create a cohesive experience throughout the site and align with the proposed fence-line on the north and south property lines, thereby avoiding a "walled-in" feel on that side of the community.

5. **Building Step-Back (2.204.A.2)** – This deviation serves to clarify the Land Development Code as it relates to this project. In this case, the closest buildings to the existing residential community are planned as single-story garage units. These buildings will be approximately 45' from the back wall of the existing single-family homes. The nearest 3-story buildings are expected to be at least 130' from the back wall of those same homes. In addition to landscaping within the approximately 45' wide landscape buffer that is described in above #4, multiple rows of additional landscaping will also be provided in the southern – most parking areas and along the south elevations of the southern – most multi-family buildings. The combination of the extraordinary setbacks to the 3 story buildings (minimum of 130'), the unusually wide landscape buffer (approximately 45'), the 1 story garages, and the additional landscaping within the southern parking areas and along the south elevations more than satisfies the purpose and intent of this building step-back requirement which is intended to prevent non-buffered 3-story elements from being located in close proximity to single-family homes.

VI. Availability of Public Utilities and Services

The Site is in an area of Gilbert that has received substantial public utility investments. All required services (water/wastewater, power, telephone, etc.) are adjacent to the Site. In addition, Germann Road improvements are currently under design as part of Capital Improvement Project ST145. The underlying land owner has met with the Town's CIP Staff and is working with them to coordinate the necessary improvements along the Germann Rd. frontage.

VII. Site Access and Circulation

The primary access to Liv occurs via an east/west private drive off Mustang Drive (along the Site's western boundary). Liv Holding, the underlying landowner, and the future developer of the proposed Light Industrial property will work together to install the eastern half of Mustang Drive. CIP ST145 is to install a traffic signal at the intersection of Mustang Drive and Germann Road.

Secondary access will occur through two shared private drives within the proposed Light Industrial development to the north—one generally located at the "midpoint" of the proposed Light Industrial's Germann Road frontage and another at the eastern boundary. The shared drive on the eastern boundary is exit-only for the Liv development.

VIII. Fiscal Impact

High-quality, amenity-rich multi-family developments like the proposed Liv provide revenues through construction sales taxes, permitting fees, development impact fees, and consistent lease taxes to the Town. In addition, the new residents will produce direct sales tax revenues from added consumer spending and will bring indirect state-shared revenues from the increase in population. In similar Gilbert general plan amendment and zoning cases that were unanimously approved in 2016 (GP14-01 and Z14-01), an economic and fiscal impact study showed that a 40-acre project with 20 acres of multi-family and 20 acres of light industrial uses would generate a positive fiscal impact to the Town of \$117,270 per year. This translated to over \$3.5 million in additional revenues to Gilbert over 30 years. While not exactly the same size as this project, the specifications are close enough to expect similar results here. In addition to these benefits to the Town of Gilbert, it is expected that the Chandler Unified School District and other local taxing districts will also see an increase in revenues as well due to the new property taxes that will be generated.



MEMO

TO: Town Council
FROM: Gilbert Chamber Board of Directors
DATE: May 24, 2018

RE: Downzoning at SEC Germann/Mustang (GP 18-04, Z18-05, GP18-05, Z18-06)

The Gilbert Chamber is very careful when reviewing general plan amendment and re-zoning applications that propose to convert any amount of employment land to a residential use. However, there are occasions when we find that such land use changes will support the important goals of business and job growth within Gilbert.

As it relates to GP18-04, Z18-05, GP18-05, and Z18-06, we understand a light industrial developer is in escrow to buy the northern portion of the property and is, pending approval of the above cases, planning to move quickly to seek design review approval for over 300,000 square feet of new light industrial space. We are supportive of these efforts for new industrial uses.

We also understand that a proposed multifamily community is planned behind the industrial development. The developer's representative has explained that multi-family uses are needed to help address certain site challenges and to serve as a buffer to the light industrial project. We understand that some flexibility is needed for a large and deep site like this, and this joint proposal seems to provide solutions that can work for the developer and benefit the Town and neighbors as well.

That said, we are most interested in seeing the light industrial space develop concurrent with or prior to development of the multi-family component. This will ensure that the economic benefits and commitments from the developer being presented become reality. To that end, we support the proposal provided a conditional stipulation is added that ensures construction of the industrial project occurs concurrent with or prior to the development of the multi-family component.

Because we believe the proposed land use changes will speed development of the property and stimulate the construction of much needed spec industrial space, the Gilbert Chamber is supporting GP18-04, Z18-05, GP18-05, and Z18-06 subject to the condition mentioned above.

Joint Neighborhood Meeting Summary

Applicants: IPA Holding, LLC and RG-Germann LLC

October 18, 2017, 6:00 to 8:00 p.m.

Hyatt Place Phoenix/Gilbert

3275 S. Market St., Gilbert, AZ 85297

Meeting Background

IPA Holding, LLC and RG-Germann LLC intend to file separate, complimentary applications to amend the Gilbert General Plan and to rezone the property (currently owned by RG-Germann LLC) located on the south side of Germann Road between Gilbert Road and Lindsay Road. The parcel's current designation in both the Gilbert General Plan and on Gilbert's official zoning map is Business Park (BP).

RG-Germann will be pursuing a general plan designation of Light Industrial (LI) on the northern 27.6 acres of the property and a rezoning to Light Industrial (LI) on the same property.

IPA Holding, LLC controls the southern 19.61 acres and is pursuing a general plan designation of Residential > 14-25 DUA and a zoning designation of Multifamily Medium (MF/M).

Because of the concurrent and complimentary nature of the above requests, along with the common notification area for both applications, it was determined with Gilbert staff that a joint neighborhood meeting would be the most efficient and productive approach to providing information about both potential cases with the neighbors.

All Town of Gilbert requirements with respect to the posting of the property and the mailing of notifications were followed prior to the meeting (see attached affidavits).

It should be noted that this official neighborhood meeting was preceded by at least three other meetings with neighbors, the most recent of which was an informational presentation by representatives of both applicants at the Eagle Glen HOA meeting held on September 25, 2017 (the Eagle Glen Subdivision is immediately south of the property). At least ten residents attended that meeting. In addition, the applicants' representatives have been in contact with several neighbors over the last few months to provide details and to ask for input and suggestions. The applicants are grateful for the time and ideas given by the neighbors who have been involved to date. The current plans for both projects have incorporated as many of the neighbors' suggestions as possible.

Meeting Attendance

The applicants were represented by the following individuals: Mark Singerman (RG-Germann LLC), Heidi Arave (IPA Holding, LLC), Ed Bull and Ricki Horowitz (Burch & Cracchiolo), Ben Cooper (Cooper Development Strategies), Mike Perry and Teresa Hill (Whitneybell Perry), and Dawn Cartier (CivTech Inc.).

Fifteen (15) people attended the meeting, including Eagle Glen HOA President Michelle Brinkman. At least three neighbors indicated that they live immediately adjacent to the site. Several others live nearby, while a few of the other attendees live much farther away but had heard about the meeting and wanted to learn more. See attached “Sign-In Sheets.”

Bob Caravona, Senior Planner for the Town of Gilbert, was also in attendance.

Meeting Format

The meeting was held in the hotel’s meeting rooms. Rows of chairs faced about ten easels set up along the front wall of the room. 15-20 exhibits were on display for attendees before, during, and after the meeting.

Introductory Presentations

Ed Bull began with introductions and then gave a presentation which included:

- A brief overview of the project,
- A demonstration of distances and sight lines between various parts of both the light industrial project and the multifamily project, and
- A description of the landscape buffer, wall heights and the plan to remove the dirt berm which currently exists on the RG-Germann LLC property adjacent to the rear wall of the existing single-family residential community.

Heidi Arave then introduced IPA Holding’s brand, “Liv Communities.” Liv Communities are on the high end of the luxury apartment range and offer unparalleled amenities and a resort lifestyle. Liv has very stringent criteria for accepting residents, which include background and credit checks. Average incomes are in line with the higher rents Liv can command due to the quality of its communities. Security is very important to Liv as well. The communities are gated, staffed with security teams, and have high definition cameras throughout. Prospective residents with drug charges or felonies are not accepted. Medical marijuana and smoking are not allowed on the property. Residents who violate community standards, as detailed in their lease, are no longer allowed to remain in Liv communities. Because residents have nearly every amenity imaginable onsite, they do not need to leave the community to utilize the amenities found in surrounding communities. Liv enjoys a resident retention ratio that far exceeds industry averages. Residents are proud to call Liv home.

A short video was then shown with several glowing testimonials from current Liv residents.

Mark Singerman then introduced the parent company of RG-Germann LLC, Rockefeller Group. He detailed the company’s history with the property and the value of having IPA as an applicant on the property. He thanked the neighbors for their input in the previous meetings and described how the current proposals were designed to respond to neighbor requests and concerns. He expressed excitement for the light industrial project and the economic development benefits it would bring to the Town.

Resident Questions and Applicant Responses

After the above presentations, Ed and team then fielded questions, as summarized below:

Question Topic	Applicant Response
<p><i>Architectural/Privacy</i></p> <p>Attendees were interested to learn what steps had been taken to ensure their privacy.</p>	<p>The multifamily site has been designed to protect the privacy of existing residents south of the project.</p> <ol style="list-style-type: none"> 1) A 50' wide landscape buffer with trees will be maintained between the back wall of the neighbors and the rear fence of the multifamily project. Access to this area will be restricted to maintenance personnel only. 2) The applicant is willing to work with neighbor requests when determining the location of one-story garage buildings, two-story garage-plus-loft units (with clerestory windows), and surface parking spaces (covered and uncovered) along the project's south property line. 3) No balconies are on the south side of the three-story apartment buildings. 4) Three-story apartment buildings have been oriented so that balconies face east and west only. 5) Storage rooms have been placed on the south end of the balconies of the three-story buildings so that there is no view to the south. 6) The two-story buildings will have some balconies that face the south but it is anticipated that their views will be limited due to distance and the screening methods described above.
<p><i>Process/Timing</i></p> <p>Attendees asked about the application process, its timing, and the timing of the development's construction if approved.</p>	<p>It is estimated that the general plan amendment and zoning processes will take several months. Site plan and construction documents will take several more months. The entire process might take approximately a year.</p> <p>Once approved, construction could begin in the 4th quarter of 2018, with the multifamily project being built out over approximately 18-months. The light industrial development could occur more rapidly since the buildings are simpler to design and build.</p>

Question Topic	Applicant Response
<i>Land Use</i>	
<p>At least one attendee was interested to know what studies had been done to show that the multifamily project would be successful.</p> <p>A question was asked about the viability of Business Park (BP) on the site.</p>	<p>IPA's investment is anticipated to be over \$46 million and they have not taken the decision lightly. They conducted a thorough gap analysis (demand study) and determined that there is a need for at least 4,000 more multifamily units in the submarket. IPA is confident that its offering will provide a highly desirable choice for the growing number of people who seek a maintenance-free lifestyle in a resort-like environment.</p> <p>Rockefeller has tried since 2009 to attract BP developers to the site. Those who have expressed interest determined that BP was not a fit and that the site was too large/deep to develop with employment uses only.</p>
<i>Transportation/Traffic</i>	
<p>Attendees were interested in learning where the access points would be for the multifamily project as well as the timing and scope of road construction as it relates to both projects. They also were interested in the traffic that would be created by the project and whether traffic calming methods could be employed along Mustang Dr./140th St.</p>	<p>The multifamily project will have one primary entrance/exit and one exit-only gate accessing the 30'-wide east-west private drive. There will not be direct access to Mustang Dr./140th Street from the multifamily project.</p> <p>The private drives will be built with the Light Industrial project or the multifamily project, whichever comes first.</p> <p>Germann Road is a Gilbert CIP project with construction expected in 2018. The applicant is working with the Town on the timing on its frontage.</p> <p>A signal will be installed at Mustang Dr. and Germann Rd. as soon as it is approved by the Town. The applicant is very interested in having a signal at that intersection.</p> <p>The trip counts expected from the light industrial and multifamily projects are 30-35% lower than what was projected for the Business Park uses when the property was last rezoned. Also, the expected trips will be more spread out throughout the day and create less congestion at peak periods than the uses that are currently approved.</p> <p>The applicant is willing to discuss traffic calming methods but is not aware of what would be allowed by Gilbert on Mustang Dr./140th Street.</p>

Question Topic	Applicant Response
<i>Miscellaneous</i>	
Security	IPA provides security on-site, with hours depending upon each community's specific needs. HD cameras and adequate lighting is provided throughout the site. With Liv's amenities open 24 hours a day, Liv residents serve as additional "eyes on the street" to notice and report unusual activity.
Can "buffer" trees be planted adjacent to Eagle Glen's north wall prior to construction?	While trees might be brought in and kept in their boxes during construction they typically can't be planted until construction in the area is complete. However, IPA will explore whether a row of trees can be planted after grading is complete adjacent to Eagle Glen's north wall (between the irrigation ditch and the wall).
What are the limits for hours of operation on LI?	Bob Caravona indicated that he didn't believe the code limited hours of operations. The applicant suggested that CC&Rs can dictate them when it makes sense to do so.
When are the public hearings?	Unknown at this time. Neighbors and meeting attendees will be apprised of hearing dates.
What will happen to the ditch located in the 50' landscape buffer.	It will remain because it is currently needed by another property owner further to the west. Access to the 50' landscape area will be restricted to maintenance crews only.

After the above discussion, the formal meeting was adjourned and attendees were invited to view the exhibit boards and to ask any other questions they had. Most of the questions fielded by the applicants' representatives related to process and timing.

At least one attendee expressed a desire for the property's zoning to remain Business Park (BP) because of fears that multifamily communities attract crime. In response, the applicants' representatives referred to a recent Urban Land Institute (ULI) study showed that multifamily communities typically generate lower per-unit police Calls For Service (CFS) rates than single-family communities. In addition, the applicants' representatives have contacted the Gilbert Police Department to research crime statistics in Town and have found that the idea that multi-family projects generate high crime rates has not been the experience in Gilbert. As an example, no Gilbert multifamily community ranks among the top 10 locations for police CFS. And when multifamily communities are compared, IPA's Liv Northgate (an existing project in Gilbert) is ranked among the lowest for police CFS.

IPA takes safety very seriously and helps prevent crime within its communities by thoroughly screening residents and by providing a clean and secure environment at all times. [The amenities at Liv Communities are open 24 hours a day and residents that use them serve as additional "eyes on the street" to notice unusual activity and help deter crime.](#)

It should also be noted that at one point in the question and answer session, Eagle Glen HOA president Michele Brinkman expressed her gratitude for the way the applicants have worked with her as an individual homeowner over the last few months. She stated that the applicant had done everything she has asked for to make it the best plan possible. She also visited an existing Liv community and even talked to nearby homeowners about what it was like to live next to it. She felt satisfied with their responses and again expressed gratitude for the applicants' willingness to work with her and her neighbors.